

PLANNING COMMISSION MINUTES OF JANUARY 23, 2006

2005-0646 – Pulte Homes [Applicant] **Tasman Limited** [Owner]: Application for related proposals on a 2.4-acre site located at **488 Tasman Drive** in an M-S/ ITR/R3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 110-14-194) KD;

- **Special Development Permit** to allow the construction of 43 townhomes,
- **Tentative Map** to subdivide one lot for the purpose of creating condominium units.

Kelly Diekmann, Associate Planner, presented the staff report. He said staff supports this application for 43 townhome units with conditions. He said the applicant has addressed some of the issues brought up in the previous study session and now meets the parking and trash enclosure location requirements. Mr. Diekmann said that staff still maintains that the applicant should meet the shading requirements in the parking lot along Karlstad Drive and commented that the applicant modified some of the units in an attempt to meet the shading requirement. Mr. Diekmann said the modifications were received after the staff report was completed and staff has not completed the final calculation on the revised plan to see if the shading requirement is now met.

Chair Hungerford referenced page 10 of the report regarding a discussion of deviations that reads "...building-to-building separation for one instance where a walkway splits a building." He asked staff to indicate on the wall map where the deviation is located. Mr. Diekmann pointed out the location and confirmed that this is the only deviation regarding distance between buildings for this project.

Comm. Sulser asked about the deviation for parking lot shading and if there have been any proposed solutions since the writing of the report. Mr. Diekmann said that since the report was written the applicant has modified the site plan by moving the southern row of buildings further to the west, expanding the landscape strip next to the parking lot, allowing the applicant to plant trees. The applicant modified some of the floor plans to gain the extra space in order to not lose units. Mr. Diekmann said he would defer to the the applicant's landscape architect to indicate where the project stands now with the modifications in regards to the parking lot shading. Comm. Sulser asked if this project would be administered separately from the other three Pulte projects. Mr. Diekmann confirmed that this phase of development will have a Homeowners Association independent from the other three phases.

Comm. Klein referred to the table on page 4 of the report and asked staff what the corrected number of required/permitted covered parking spaces is (the report

indicates 336 minimum.) Mr. Diekmann said the correct number is 86. Comm. Klein referred to page 5 of the report and confirmed with staff that the second sentence in the second paragraph should read, "However, the project is connected to a previously approved non-Pulte project abutting the site to the west" (not the east.)

Chair Hungerford referred to page 10 of the report and asked staff to elaborate on the deviation to the frontage landscape width to create a more pedestrian friendly design. Mr. Diekmann referred to Attachment D, page 4, showing cross-sections of the streetscape and explained the deviation. He said the guidelines for the Tasman Fair Oaks area, in regards to the pedestrian friendly design, are to promote keeping points of activity and points of interest as close to the street as possible. The applicant has attempted to do this by orienting the units towards the streets. Mr. Diekmann discussed the streetscape improvements, and the need to access the units and said, combined together, these concerns justify the deviation. He said this is one of the few townhome projects in Sunnyvale where the building meets the front yard setback. He said it is the patios and the private walks accessing the patios that are taking up some of the landscaping strip resulting in the need to request a deviation.

Chair Hungerford opened the public hearing.

Dan Carroll, with Pulte Homes, said that this project completes the South Tasman frontage transition to residential. He said he appreciates the relationship that Pulte Homes has with the City of Sunnyvale and appreciates staff's patience. He offered to answer any questions regarding the project.

Harriet Rowe, a resident of Sunnyvale, said this is an attractive development and she has no concern with it going into an industrial area as this area has been transitioning to residential for many years. She said she is concerned, but not going to argue, about the proposed building height being almost 14 feet above the allowed maximum as she has looked at the area and all of the houses in this area seem to be about that height. She said she is concerned about this Phase IV development not being a part of the main Danbury Place Homeowners Association of the other three phases and she hopes this site is not functioning independently just to eliminate the requirement for a community room.

Mr. Carroll addressed Ms. Rowe's concern about the Phase IV development being independent of the other three phases commenting that the reason is due to accessibility issues across Tasman to the existing community.

Chair Hungerford closed the public hearing.

Comm. Simons moved for Alternative 2 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions; to modify COA 8.K. to include wording that

new trees installed shall be “native, large species trees as appropriate for the site.” Vice Chair Fussell seconded.

Comm. Simons said that the separation of the two homeowners associations seems appropriate for the project as there is no driving accessibility between the two sites. He said the look and finish of this phase of the development is going to match with the other phases and it will be nice to see this project completed.

Comm. Sulser offered a Friendly Amendment to change the color palette of this project to distinguish it from Phase II of the previous three phases of Pulte Homes in the Tasman Fair Oaks area. Comm. Simons and Comm. Sulser discussed possible wording and agreed to add COA 5.D., **“The exterior color of buildings shall be of adequate difference to separate Phase IV of the project from the other three phases.” The Friendly Amendment was acceptable to the maker and the seconder of the motion.**

Comm. Babcock confirmed with Comm. Simons that the motion included retaining the Conditions of Approval (COA) regarding the tree shading plan, demonstrating compliance with the parking lot shading requirements and private useable open space including removing one townhome unit if necessary.

Final Action:

Comm. Simons made a motion on 2005-0646 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions; to modify COA 8.K. to include wording that new trees planted shall be “native, large species trees as appropriate for the site.”; to add COA 5.D. “The exterior color of buildings shall be of adequate difference to separate Phase IV of the project from the other three phases.” Vice Chair Fussell seconded.

Motion carried unanimously, 6-0.

This item is appealable to City Council no later than February 7, 2006.